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Resolution
Sale of the Historic Haywood County Hospital to
Landmark Developers

WHEREAS, the Haywood County Board of Commissioners (the "County") has sought to find an adaptive reuse of the Historic Haywood County Hospital located at 1230 N Main Street Waynesville, NC for affordable housing and to maintain the historic preservation of the Hospital, which became the first County operated hospital in NC in 1927; and

WHEREAS, the County has signed an Option to Purchase Real Property for Historic Preservation with The Historic Preservation Foundation of North Carolina Inc. on the 8th of January 2016 to ensure the historic integrity of the building; and

WHEREAS, the Haywood County Board of County Commissioners adopted a Resolution in support of and procedures and standards for affordable housing and the sale of properties to entities with extensive experience in developing or rehabilitating properties for persons of low or moderate income on March 7, 2016; and

WHEREAS, an advertised Public Hearing was held on Monday, March 21, 2016 and the sale of the Historic Haywood County Hospital to Landmark Developers for \$200,000.00 for public use for persons of low or moderate income was presented and discussed by the persons present from the general public; and

NOW, THEREFORE BE IT RESOLVED, That the Haywood County Board of Commissioners shall sell and convey the aforesaid property pursuant to the provisions of NCGS 160A-267 by private sale for \$200,000.00 to Landmark Developers, notice summarizing the contents of this resolution shall be published once after its adoption, and no sale shall be consummated thereunder until 10 days after its publication and the awarding of housing tax credits by North Carolina Housing Finance Agency. The sale shall be subject to the following additional terms and conditions:

- (a) Additional Preservation Agreements to be negotiated and included in the deed;
- (b) Covenants or conditions contained in the deed to insure that the property will be put to public use by the recipient entity, to be developed or held by the entity for sale or lease to persons of low and moderate income;
- (c) Commitment by the County to lend Landmark Developers \$450,000 at 0% interest to be repaid in 30 years.

Adopted this the 2nd of May 2016.

Mark Swanger, Chairman of the Board

ATTEST:

Ira Dove, Clerk to the Board

Approved as to form and legal sufficiency:

Leon "Chip" Killian, County Attorney